



Ref 7000

Viewing strictly by appointment  
with the above sole agent

Unit 4  
Sterling Park  
Gatwick Road  
Manor Royal  
Crawley  
West Sussex  
RH10 9QT

## **TO LET**

### **INDUSTRIAL/WAREHOUSE UNIT**

#### **Approx 1,533 sq m (16,501 sq ft) GIA**



ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

## LOCATION

These premises are situated approximately 0.5 miles from Gatwick Airport, in Sterling Park with its prominent footage to Gatwick Road on Crawley's Manor Royal Estate.

Road communications are provided by the M23 motorway junction 10 (approximately 1.5 miles) and the M25 motorway (approximately 9 miles).

## DESCRIPTION

This self-contained unit is constructed to a steel portal frame design with block infill and external facing brickwork finished in profiled steel clad elevations. There are offices at both ground and first floor levels. The property is in the process of being fully refurbished throughout to include a new roof.

## ACCOMMODATION

	sq m	sq ft
Warehouse/Production	1,427	15,356
First Floor Offices/Ancillary	106	1,145
<b>Total</b>	<b>1,533</b>	<b>16,501</b>

Note: All measurements are approximate gross internal in accordance with the RICS Code of Measuring Practice.

## AMENITIES

### Industrial/Warehouse

- 2 electrically operated sectional up and over door
- Three phase electricity
- Sodium Lighting
- Max eaves 5.46m

### Offices

- Suspended ceilings with recessed Cat II lighting
- New carpeting
- Three compartment perimeter trunking
- Gas fired central heating
- Double glazed windows

## TENURE

A new full repairing and insuring lease is available for term to be agreed.

## RENT

£12.00 psf per annum exclusive plus VAT at the prevailing rate.

## RATES

The Rateable Value is £98,500.  
Current rates payable £48,561 (01.04.2018 - 31.03.2019).

## SERVICE CHARGE

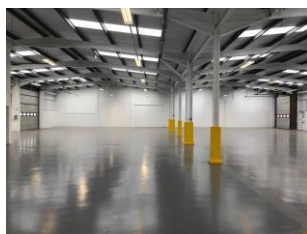
£11,781.61 plus VAT for the year to 24.12.2018.

## INSURANCE

£12,176.26 plus VAT for the year to 31.05.2019.

## LEGAL COSTS

Each party will be responsible for its own legal costs incurred in this transaction.



Compiled October 2018